

Chairman
ROBERT OLIVER

City Attorney
NICK SAMPINOS

Community Director
NICK TATTON

City Recorder
SHERRIE GORDON



Commission

JUDY BEACCO
NANCY BENTLEY
DALE EVANS
ROBERT OLIVER
RICHARD ROOT
FRANKIE SACCO
JAN YOUNG
ERROLL HOLT, ALT.
TODD THORNE, ALT.

PRICE CITY PLANNING COMMISSION

phone: (435) 636-3184 · Fax: (435) 637-2905

185 E. Main - P.O. Box 893

Price, Utah 84501

PLANNING AND ZONING AGENDA

07/26/2016

THE PRICE CITY PLANNING AND ZONING COMMISSION WILL HOLD THEIR REGULARLY SCHEDULED MEETING ON THE ABOVE DATE AT 6:00 PM IN THE PRICE CITY HALL COUNCIL CHAMBERS (ROOM 104). THE PLANNING AND ZONING COMMISSION CHAIRMAN RESERVES THE RIGHT TO MODIFY THE SEQUENCE OF AGENDA ITEMS IN ORDER TO FACILITATE SPECIAL NEEDS.

1. PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. MINUTES of July 11, 2016
4. PUBLIC COMMENT ON AGENDA ITEMS
5. CONDITIONAL USE PERMIT
 - a. HEALTHCARE CLINIC. Consideration and possible approval of a health care clinic and related land uses site and development plan located at 317 E 100 N within the Commercial 1 zoning district, Castleview Hospital, Mark Holyoak.
 - b. LAND SUBDIVISION AND ELECTRIC SUBSTATION. Consideration and possible approval of a land subdivision and electric substation land use at 651 West Price River Drive, within the Commercial 1 zoning district, Bret Cammans, Price City.
6. UNFINISHED BUSINESS

Note: In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should contact, City Recorder, Sherrie Gordon at 185 E. Main, Price, Utah - Telephone 636-3183 at least 24 hours prior to the meeting. This meeting may be held electronically via telephone to permit one or more of the council members to participate.

**PRICE CITY PLANNING AND ZONING MEETING
MINUTES OF JULY 11, 2016**

PRESENT:

Commissioners:

Nancy Bentley
Richard Root
Todd Thorne
Robert Oliver
Frankie Sacco
Dale Evans
Jan Young

Nick Tatton, Community Director
Sherrie Gordon, City Recorder

EXCUSED: Commissioner Beacco and Commissioner Holt-Alternate

OTHERS PRESENT: Wayne Clausing and Cory Vogrinec

1. Chairman Oliver called the meeting to order at 6:00 P.M. He led the Pledge of Allegiance.
2. Roll was called with the above Commissioners and staff present.
3. MINUTES OF June 20, 2016 –

MOTION. Commissioner Bentley moved to approve the minutes of June 20, 2016 as presented. Motion seconded by Commissioner Sacco and carried.

4. PUBLIC COMMENT ON AGENDA ITEMS – No public comment was received on any of the items.
5. CONDITIONAL USE PERMIT –
 - a. SMALL ENGINE REPAIR - Consideration and possible approval of a Conditional Use Permit for a small engine repair business located at 545 East Main Street, Cory Vogrinec.

A Conditional Use Permit (CUP) application was submitted by Cory Vogrinec to locate a small engine repair business at 545 East Main Street in an existing building within the Commercial 1 (C-1) zoning district. The general land use evaluation criteria is listed in Section 11.1 of the Price City Land Use Management and Development Code (Code) and the specific land use evaluation criteria/land use checklist is listed in Section 11.1.m of the Code. The applicable land uses are: parts sales, Code Section 11.3.4.1.5, a permitted use; tires/batteries/accessories, Code Section 11.3.4.41, a permitted use; and, repair services, Code Section 11.3.5.6, a conditional use.

The Planning Commission discussed the Conditional Use Permit. Chairman Oliver read aloud the following conditions of approval and led a discussion:

- Site requirements:
 - Posting of right turn only signs upon egress from the site to mitigate potential pedestrian and vehicle accidents finding that a vertical curve and intersection are situated east of the site egress.
 - Installation of a minimum of 5% landscaping as required by the Code and as the site may accommodate.
 - Maintain a minimum of 4 off-street parking spaces for customers and employees.
 - Garbage dumpster in enclosed location and serviced at a frequency to prevent accumulations of garbage, rubbish, debris and wind scatter of garbage, rubbish or debris.
 - No unscreened outside storage of work in progress, materials, inventory, supplies.
- No on site disposal of oils, greases or other chemicals or items that may negatively impact the environment or the waste water system finding that restricted disposal of certain items protects the health, safety and welfare of the community.
- Inspection of the structure by the Price City Building Inspector and Price City Fire Chief prior to occupancy and compliance with all safety recommendation stemming from the inspection finding that compliance with safety recommendations protects the health, safety and welfare of the community.
- All building renovation to be completed under the auspices of a Price City Building Permit finding that properly permitted and inspected commercial building improvements and renovations protect the health, safety and welfare of the community.
 - Confirmation in writing that use of restroom facilities at the neighboring business is allowed and permitted. In the absence of written restroom use authorization installation of a restroom with sewer connection, sampling manhole and grease trap required.

- Business signage plan submitted to the Price City Planning Department prior to installation for review and potential approval finding that properly reviewed and authorized commercial signage promotes increased commercial activity and is consistent with the Price City General Plan.
- No conditions at the property or structure that violate the Price City Property Maintenance Code finding that properly maintained properties and structures mitigates impacts to area property values and is consistent with the Price City General Plan.
 - Removal and mitigation of any current Property Maintenance Code violations from the property and/or structure.

ACCPETANCE: The applicant acknowledged that he is aware of the conditions of approval, understands the conditions of approval and intends to comply with the conditions of approval.

MOTION. Commissioner Bentley moved to recommend the Price City Council provide final approval for a Conditional Use Permit (CUP) application submitted by Cory Vogrinc to locate a small engine repair business at 545 East Main Street in an existing building within the Commercial 1 (C-1) zoning district. Motion seconded by Commissioner Evans and carried.

6. UNFINISHED BUSINESS – No unfinished business discussed.

Meeting adjourned at 6:10 p.m. pursuant to a motion by Commissioner Evans. Motion seconded by Commissioner Young and carried.

APPROVED: _____
Chairman Robert Oliver

ATTEST: _____
City Recorder, Sherrie Gordon


Mayor
JOE L PICCOLO
City Attorney
NICK SAMPINOS
Community Director
NICK TATTON
City Recorder
SHERRIE GORDON
Public Works Director
MILES NELSON



185 EAST MAIN • P.O. BOX 893 • PRICE, UT 84501
PHONE (435) 637-5010 • FAX (435) 637-2905
www.pricacityutah.com

Price City Planning & Zoning Commission

**Planning & Zoning
Commissioners**
ROBERT OLIVER, CHAIR
FRANKIE SACCO, VICE CHAIR
JUDY BEACCO
DALE EVANS
NANCY BENTLEY
RICHARD ROOT
JAN YOUNG
ALTERNATE: ERROLL HOLD
ALTERNATE: TODD THORNE

DATE: JULY 15, 2016
TO: PRICE CITY PLANNING & ZONING COMMISSION
FROM: NICK TATTON
PRICE CITY 
RE: HEALTH CARE CLINIC – FINAL APPROVAL

Please find attached the original Conditional Use Permit (CUP) application and the final site plan submitted by Castlevue Hospital to locate a health care clinic and related operations business, at approximately 317 East 100 North within the Commercial 1 (C-1) zoning district. The general land use evaluation criteria is listed in Section 11.1 of the Price City Land Use Management and Development Code (Code), the specific land use evaluation criteria/land use checklist is in Section 11.1.m of the Code, the land uses at the site include the following:

- Drug and Propriety, Code Section 11.3.4.13, Conditional Use
- Comprehensive Health Care Facility/Center, Code Section 11.3.5.11, Conditional Use
- Medical Clinic, Outpatient Services, Code Section 11.3.5.25, Conditional Use
- Professional Health Care Offices, Code Section 11.3.5.32, Conditional Use

It is the recommendation of staff to review the site plan with the applicant in detail including the site plan elements from the checklist and the pre-approved expansion area (the remaining residential property in the area). Since the proposed development will be a “design-build” format it may be beneficial to discuss that process with the applicant including the proposed construction schedule.

RECOMMENDED MOTION(S):

1. Move to recommend final approval for Castlevue Hospital to locate an urgent care health care clinic and related operations business, at 317 East 100 North within the Commercial 1 (C-1) zoning district based upon the general land use evaluation criteria is listed in Section 11.1 of the Price City Land Use Management and Development Code (Code), the specific land use evaluation criteria/land use checklist is in Section 11.1.m of the Code the land uses of: (1) Drug and Propriety, Code Section 11.3.4.13, Conditional Use; (2) Comprehensive Health Care Facility/Center, Code Section 11.3.5.11, Conditional Use; (3) Medical Clinic, Outpatient Services, Code Section 11.3.5.25,

Conditional Use; (4) Professional Health Care Offices, Code Section 11.3.5.32, Conditional Use, and subject to the following conditions of approval:

a. Site Plan

- i. Completion and recording of a real property assembly plat/lot line adjustment plat to create a viable building lot for the development finding that the development transcends current property boundaries at the site.
- ii. Exterior area and parking-lot lighting to be high efficiency LED fixtures and all exterior lighting to be on timers and/or shielded and/or angled away from neighboring residential uses to avoid light transference across property boundaries finding that conflicts with neighboring land uses is mitigated with lighting transference control measures.
- iii. Maintain a six foot (6') sight obscuring fence around the perimeter of the development site and around the remaining residential property to separate uses finding that land uses separated by sight obscuring fencing mitigates potential conflicts.
- iv. Garbage dumpster to be located in a dumpster enclosure and serviced at a frequency to prevent accumulations of garbage, rubbish and debris as well as wind-scatter of garbage, rubbish and debris finding that properly maintained and serviced garbage dumpsters mitigate community aesthetic complaints.
 1. No hazardous or other restricted materials or items to be disposed of in garbage dumpster.
- v. Water, sewer and electric utility connections to be coordinated and installed under the direction of the Price City water/sewer department and Price City electric department finding that properly coordinated utility connections provide long-term service to development.
 1. Electrical load sheet to be submitted to the Price City electric department in advance of connection request.
 2. Provide to Price City all necessary utility easements for access to public utilities, if applicable.
- vi. Maintain a minimum of not less than fifteen (15) off-street parking spaces compliant with the Code finding that off-street parking mitigates the potential for vehicle and pedestrian conflicts.
 1. Maintain red zones and fire safety access lanes at all times. Curbs to be painted red and no-parking fire lane signs posted under the direction of the Price City Fire Chief.
- vii. Right-turn only posted at all site egress points finding that right-turn only at the site egress on both 100 N and 300 E (2 egress points) mitigates potential traffic and pedestrian conflicts since the development is situated fronting a primary intersection in the community.
- viii. Business and building signage to only be installed upon completion of submission, review and authorization by the Price City Planning Department finding that properly reviewed signage promotes increased business activity.
- ix. Installation of a minimum of five percent (5%) landscaping compliant with the Code finding that landscaped developments improve the community aesthetic.
 1. All landscaping to be water wise.
- x. Expansion area: expansion area approved for expansion of business site finding that pre-authorization of expansion area increases the potential for

commercial activity in the community and is consistent with the Price City General Plan.

1. Building permit for expansion required.

b. Plans and Documents:

- i. Completion of a geotechnical study by a qualified geotechnical engineer and submission of the study to the Price City Engineer for review and concurrence and compliance with all recommendations and direction from the Price City Engineer regarding development based on the study.
- ii. Completion of a Public Infrastructure Development Agreement and submission of the required financial surety, if required, to the Price City Public Works Department.
- iii. Completion of a Private Utility Agreement, if required, to the Price City Public Works Department.
- iv. Completion of a storm water management plan addressing the 100 year flood event and submission to the Price City Engineer for review and concurrence and compliance with all recommendations from the Price City Engineer regarding storm water management.
- v. Submission of construction plans to Price City and procurement of a Price City building permit prior to commencement of construction finding that properly licensed, permitted and inspected commercial development protects the health, safety and welfare of the community.
 1. Inclusion of fire suppression and alarm systems into building design as recommended by the Price City Fire Chief.
- vi. Procurement of a Price City business license prior to business operation at the site finding that properly licensed businesses protect the health, safety and welfare of the community.

c. No conditions at the property or structure that violation the Price City Property Maintenance Code finding that properly maintained properties and structures protect area property values and is consistent with the Price City General Plan.

2. Move to acknowledge that the applicant, applicants agents and representatives, are aware of the conditions of approval, understand the conditions of approval and intend to comply with the conditions of approval.

Fee: _____



CONDITIONAL USE PERMIT APPLICATION

Send all completed and properly signed forms (including attachments as necessary) along with applicable fees to: Price City Community Development Department, P.O. Box 893, 185 East Main, Price, UT 84501. For questions call (435) 636-3184.

Please check one.

- ☐ **New Business** (Complete boxes 1 through 13 on page 1, and all subsequent pages)
☐ **New Construction/Development** (Check all applicable boxes below and complete entire application)

Plan Phase:

- ☐ Concept
☐ Preliminary
☐ Final

PLEASE TYPE OR PRINT LEGIBLY.

Applicant Information					
1. Applicant's Name: Castleview Hospital - Mark Holyoak		2. Title: CEO			
3. Applicant's Mailing Address: 300 N. Hospital Drive		4. Suite/Apt. No.:			
5. City: Price	6. State: UT	7. Zip Code: 84501			
8. County: Carbon		9. Telephone: (435) 637-4800, ext. 4000			
Project Information					
10. Name of Project (Business): Castleview Hospital Urgent Care					
11. Address of Proposed Project:					
12. Zone District (see attached zoning map): Commercial					
Nature of Proposed Work (Check all applicable items in boxes 13 through 16)					
13. <input type="checkbox"/> Sign <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential	14. <input type="checkbox"/> Zone Change <input type="checkbox"/> Storm Drainage <input type="checkbox"/> Street Work <input type="checkbox"/> Road Dedication <input type="checkbox"/> Water <input type="checkbox"/> Sewer	15. <input type="checkbox"/> Excavation <input type="checkbox"/> Fill Work <input type="checkbox"/> Building <input type="checkbox"/> Subdivision <input type="checkbox"/> Apartments <input type="checkbox"/> Electrical	16. <input type="checkbox"/> Industrial <input type="checkbox"/> Annexation <input type="checkbox"/> Flood Plain <input type="checkbox"/> Recreation <input type="checkbox"/> Street Opening <input type="checkbox"/> Demolition		
17. Quarter Section(s):	18. Section(s):	19. Township(s):	20. Range(s) & Base:		
21. Estimated Cost of Project: a) Site Work \$ _____ b) Buildings \$ _____ c) Other \$ _____ Total \$ _____		22. Electrical Load Sheet: (Attach preliminary and final to application)		23. Project Plans: <input type="checkbox"/> Plans Included <input type="checkbox"/> Attachments (Number) _____	

24. Brief Description of Project:

25. Justification (Explain why this project is needed):

26. Names and Addresses of Adjoining Property Owners, Lessees, Etc.:

NAME	ADDRESS (City, ST, Zip)	TELEPHONE
1.		()
2.		()
3.		()

27. Estimated Starting Date:
/ /

28. Estimated Completion Date:
/ /

29. Has P.R.W.I.D. Sewer Survey
Been Submitted? ☐ Yes ☐ No

Signature of Property Owner

Mark C. Holyoak

Date

09 OCTOBER 2015

Please Print Name

MARK C. HOLYOAK

Title

CEO - Castleview Hospital

Office Use Only

Recommendation of Planning and Zoning Administrator (Community Director):

- ☒ Approve
☐ Decline

Comments:

Concept Only 11-9-15

Signature:

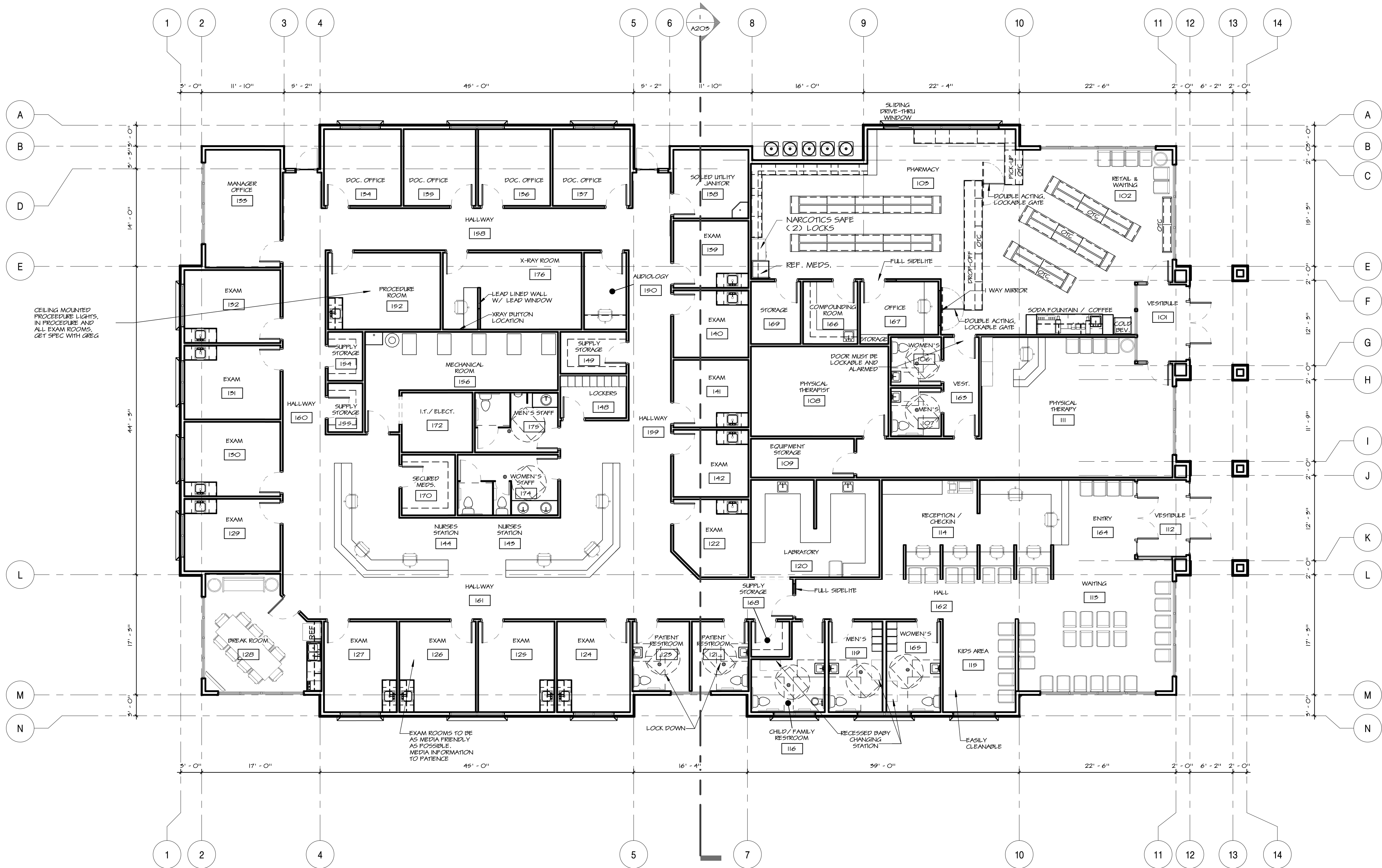
[Signature]

Date:

10-26-15

Requires:

- ☒ Building Permit
☒ Conditional Use Permit
☐ Code Amendment
☐ Board of Adjustments Variance
☐ Flood Plain Development Permit
☒ Other: *Lot Assembly Plat*



1 FFE - MAIN FLOOR
A101 SCALE: 1/8" = 1'-0"

FLOOR PLAN - KEY NOTES

1. ROOF DRAIN LOCATION, RE: PLUMBING PLAN
2. COLUMN, RE: STRUCTURAL DRAWINGS
3. MECHANICAL CHASE RE: MECHANICAL
4. ROOF ACCESS LADDER, RE: 22/ A601
5. ELEVATOR SHAFT - SPECIFIC ELEVATOR MANUFACTURER TBD. CONTRACTOR TO VERIFY W/ ELEVATOR MANUFACTURER CONCERNING ALL ELEVATOR SHAFT REQUIREMENTS PRIOR TO INSTALLING FOUNDATION.

WALL TYPE LEGEND

<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
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<input type="checkbox"/>	
<input type="checkbox"/>	
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<input type="checkbox"/>	

NOTES:

1. USE 5/8" MOISTURE RESISTANT GYPSUM BOARD ON ALL 'PLUMBED WET WALLS'.
2. REFER TO STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS AND SPECS.
3. REFER TO R-VALUE INDEX ON A501 FOR REQUIRED INSULATION VALUES FOR BUILDING ENVELOPE.
4. ALL INTERIOR WALLS ARE TO HAVE SOUND ATTENUATION BATT INSULATION, UNLESS NOTED OTHERWISE.
5. ALL METAL STUDS INTENDED TO BE WELDED NEED TO BE 18 GAUGE MINIMUM.

PROGRESS SET
NOT FOR CONSTRUCTION

PRINTED DATE

7/13/2016 9:43:08 AM

Chris Layton & Associates
ARCHITECTURE | PLANNING | INTERIORS

2005 East 2700 | South Suite 200 | Salt Lake City, Utah 84109
P: 801.487.0715 | F: 801.487.0716

Life Point Urgent Care
Hospital

100 North 300 East
Price, UT

CHRONOLOGY

PROJECT NO

16.016

DWN BY / CHK BY

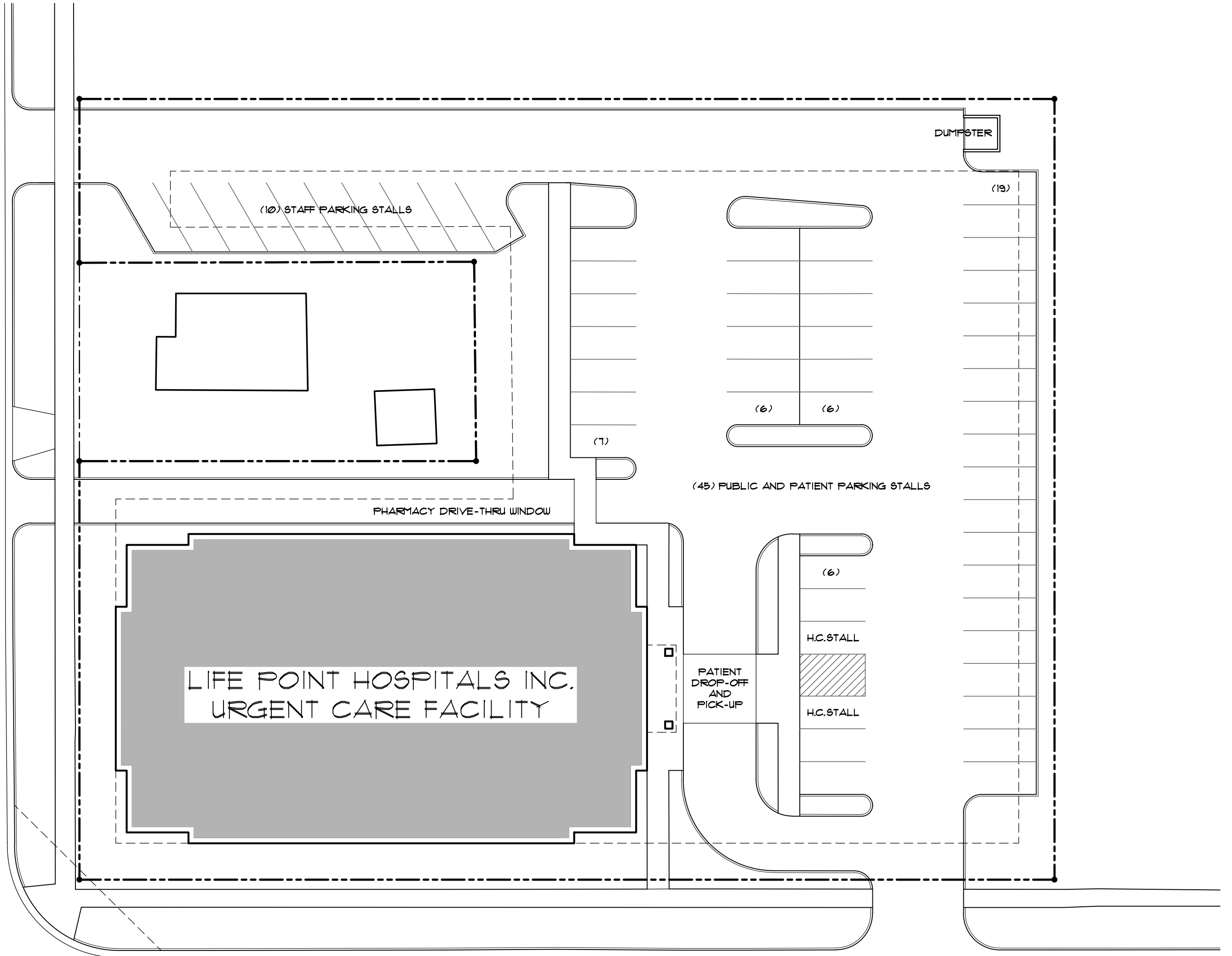
TITLE

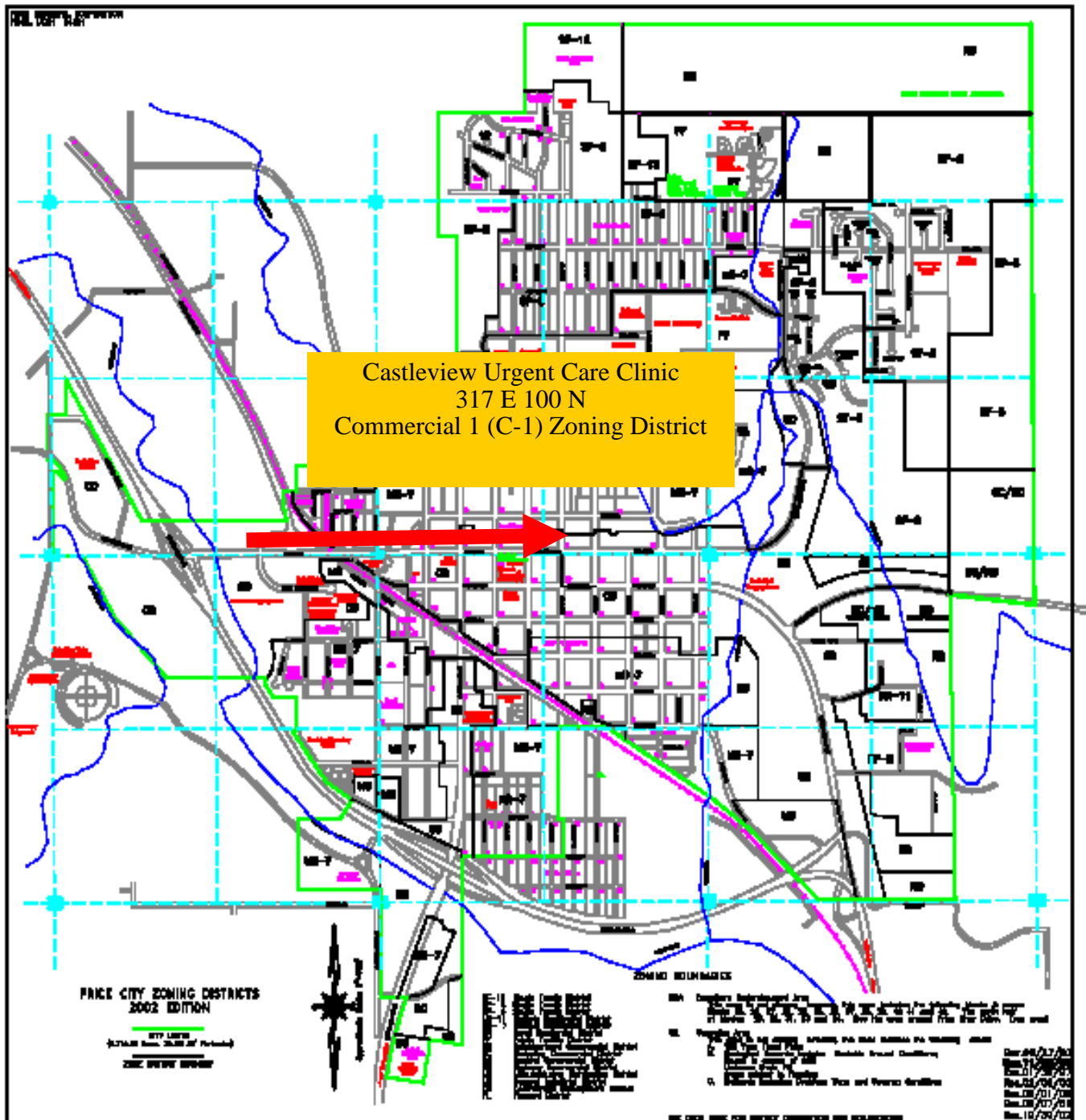
MAIN FLOOR PLAN

SHEET

A101

The drawing, design, ideas, arrangements and plans indicated or represented are the sole property of Chris Layton and Associates and are subject to the copyright of Chris Layton and Associates and are not to be copied, reproduced, or otherwise used in any manner without the written consent of Chris Layton and Associates. Any use of the drawing, design, materials or information contained herein, including but not limited to copying or reproduction, which is not expressly authorized by Chris Layton and Associates, is strictly prohibited as an infringement of its copyright and may result in liability.





ACKNOWLEDGEMENT AGREEMENT FOR CONDITIONS OF LAND USE AS REQUIRED BY THE PRICE CITY PLANNING AND ZONING DEPARTMENT AND AS AGREED TO BY THE LAND USE APPLICANT FOR DEVELOPMENT OF AN HEALTHCARE-URGENT CARE FACILITY AT 317 EAST 100 NORTH WITHIN THE COMMERCIAL 1 ZONING DISTRICT.

Purpose: the purpose of this agreement is to establish the terms and conditions of an agreement between Price City and **MARK HOLYOAK**, regarding the conditions of land use associated with Price City Land Use Management and Development Code (Code) as it is associated with **CASTLEVIEW HOSPITAL, MARK HOLYOAK**.

Parties: this agreement is made by and between Price City (City), 185 East Main Street, Price, Utah 84501 and **MARK HOLYOAK**, (Applicant), for the property located at **317 E 100 N**.

Term: the term of this agreement commences on **July 26th, 2016** and will perpetually run with the land unless terminated based on a change of use or other performance or compliance factors as outlined in the Price City Land Use Management and Development Code (Code). This contract is further subject to compliance with all Code requirements and other state, federal or local permitting.

The parties identified above hereby agree to the following:

Applicant Shall:

- **Site Plan**
 - Complete and record with the Carbon County Recorder of a real property assembly plat/lot line adjustment plat to create a viable building lot for the development finding that the development transcends current property boundaries at the site.
 - Exterior area and parking-lot lighting to be high efficiency LED fixtures and all exterior lighting to be on timers and/or shielded and/or angled away from neighboring residential uses to avoid light transference across property boundaries finding that conflicts with neighboring land uses is mitigated with lighting transference control measures.
 - Maintain a six foot (6') sight obscuring fence around the perimeter of the development site and around the remaining residential property to separate uses finding that land uses separated by sight obscuring fencing mitigates potential conflicts.
 - Garbage dumpster to be located in a dumpster enclosure and serviced at a frequency to prevent accumulations of garbage, rubbish and debris as well as wind-scatter of garbage, rubbish and debris finding that properly maintained and serviced garbage dumpsters mitigate community aesthetic complaints.
 - No hazardous or other restricted materials or items to be disposed of in garbage dumpster.
 - Water, sewer and electric utility connections to be coordinated and installed under the direction of the Price City water/sewer department and Price City electric department finding that properly coordinated utility connections provide long-term service to development.
 - Electrical load sheet to be submitted to the Price City electric department in advance of connection request.
 - Provide to Price City all necessary utility easements for access to public utilities, if applicable.
 - Maintain a minimum of not less than fifteen (15) off-street parking spaces compliant with the Code finding that off-street parking mitigates the potential for vehicle and pedestrian conflicts.
 - Maintain red zones and fire safety access lanes at all times. Curbs to be painted red and no-parking fire lane signs posted under the direction of the Price City Fire Chief.
 - Right-turn only posted at all site egress points finding that right-turn only at the site egress on both 100 N and 300 E (2 egress points) mitigates potential traffic and pedestrian conflicts since the development is situated fronting a primary intersection in the community.
 - Business and building signage to only be installed upon completion of submission, review and authorization by the Price City Planning Department finding that properly reviewed signage promotes increased business activity.
 - Installation of a minimum of five percent (5%) landscaping compliant with the Code finding that landscaped developments improve the community aesthetic.
 - All landscaping to be water wise.
 - Expansion area: expansion area approved for expansion of business site finding that pre-authorization of expansion area increases the potential for commercial activity in the community and is consistent with the Price City General Plan.
 - Building permit for expansion required.
- **Plans and Documents:**
 - Completion of a geotechnical study by a qualified geotechnical engineer and submission of the study to the Price City Engineer for review and concurrence and compliance with all recommendations and direction from the Price City Engineer regarding development based on the study.
 - Completion of a Public Infrastructure Development Agreement and submission of the required financial surety, if required, to the Price City Public Works Department.
 - Completion of a Private Utility Agreement, if required, to the Price City Public Works Department.
 - Completion of a storm water management plan addressing the 100 year flood event and submission to the Price City Engineer for review and concurrence and compliance with all recommendations from the Price City Engineer regarding storm water management.
 - Submission of construction plans to Price City and procurement of a Price City building permit prior to commencement of construction finding that properly licensed, permitted and inspected commercial development protects the health, safety and welfare of the community.
 - Inclusion of fire suppression and alarm systems into building design as recommended by the Price City Fire Chief.
 - Procurement of a Price City business license prior to business operation at the site finding that properly licensed businesses protect the health, safety and welfare of the community.
- No conditions at the property or structure that violation the Price City Property Maintenance Code finding that properly maintained properties and structures protect area property values and is consistent with the Price City General Plan.

Price City Shall:

- Authorize the land use contemplated herein and under the terms and conditions set forth as indicated in the Code.

SIGNED THIS ____ DAY OF _____, 20____.

Price City

Applicant:

By Robert Oliver, Chair

MARK HOLYOAK

ATTEST:

Sherrie Gordon, City Recorder

CONDITIONAL USE PERMIT AMENDMENT

THIS PERMIT IS HEREBY APPROVED FOR:

**A LAND USE OF: AN HEALTHCARE-
URGENT CARE FACILITY LOCATED AT
317 E 100 N, WITHIN THE COMMERCIAL
1 (C-1) ZONING DISTRICT**

CONSISTENT WITH THE TERMS, CONDITIONS AND REQUIREMENTS SET FORTH
BY THE PRICE CITY PLANNING AND ZONING COMMISSION, THE PRICE CITY
COUNCIL AND THE PRICE CITY LAND USE MANAGEMENT AND DEVELOPMENT
CODE.



SIGNATURE _____

DATE _____


Mayor
JOE L PICCOLO
City Attorney
NICK SAMPINOS
Community Director
NICK TATTON
City Recorder
SHERRIE GORDON
Public Works Director
MILES NELSON



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Price City Planning & Zoning Commission

Planning & Zoning Commissioners
ROBERT OLIVER, CHAIR
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NANCY BENTLEY
RICHARD ROOT
JAN YOUNG
ALTERNATE: ERROLL HOLT
ALTERNATE: TODD THORNE

DATE: JULY 16, 2016
TO: PRICE CITY PLANNING & ZONING COMMISSION
FROM: NICK TATTON, PRICE CITY 
RE: CUP - ELECTRICAL SUBSTATION

Please find attached a Conditional Use Permit (CUP) application for: (1) the subdivision of land; and (2) the development of an electrical substation by the Price City Electric Department for the location at 651 West Price River Drive within the Commercial 1 (C-1) zoning district. The general evaluation criteria for the subdivision and the land use is listed in Section 11.1 of the Price City Land Use Management and Development Code (Code), the specific land use evaluation criteria and land use checklist is in Section 11.1.m of the Code. The land subdivision is a conditional use indicated in Section 11.3.11.1 of the Code and the substation land use is a conditional use listed in Section 11.3.12.2.2 of the Code.

It is the recommendation of staff that the project be discussed in detail with the application representatives to ensure understanding of the land use requirements and conditions. The development schedule should be discussed and any impacts to the community in general or the surrounding property owners should be evaluated, discussed and mitigation conditions imposed.

RECOMMENDED MOTION(S):

1. Move to recommend the Price City Council provides final approval for the subdivision of land and the land use of an electric substation located at 651 West Price River Drive within the Commercial 1 (C-1) zoning district based upon the general evaluation criteria for the subdivision and the land use is listed in Section 11.1 of the Price City Land Use Management and Development Code (Code), the specific land use evaluation criteria and land use checklist is in Section 11.1.m of the Code, the land subdivision conditional use indicated in Section 11.3.11.1 of the Code, the electric substation land use conditional use listed in Section 11.3.12.2.2 of the Code, and subject to the following conditions of approval:

Land Subdivision:

- a. Apply for and obtain a variance for the land subdivision finding that the subdivided parcel does not meet the minimum lot size in the C-1 zoning district nor does the remaining parcel meet the minimum lot size in the C-1 zoning district.

- b. Survey and provide easements for infrastructure access as necessary and as identified by the Price City Electric Department and/or Price City Engineer finding that secured public infrastructure access is necessary for maintenance and operation of the public infrastructure.
- c. Record with the Carbon County Recorder a valid and approved land subdivision plat within sixty (60) days of this approval finding that properly surveyed, platted and recorded land subdivision records prevent misunderstands in the official records.

Site Development:

- d. Install substation exterior lighting and security lighting to mitigate unauthorized access and activity at the site finding that well-lit infrastructure locations mitigate unauthorized access and activity.
 - i. All lighting to be high efficiency LED fixtures.
- e. Install security fencing to enclose substation of a sufficient height to mitigate unauthorized access and activity finding that security fencing serves to mitigate unauthorized access and activity.
 - i. Perimeter fencing authorized up to a height of eight feet (8'), subject to engineering and inspection.
- f. Utility connections from the area transmission system connected to the substation compliant with all electric code requirements and prudent utility practices finding that properly connected substations protect the health, safety and welfare of the community.
- g. Install identification signage and high voltage safety signage at the location in sizes and locations compliant with Chapter 4 of the Code finding that properly identified infrastructure prevents misunderstandings and protects the health, safety and welfare of the community.
- h. Install a minimum of five percent (5%) landscaping at the development site consistent with code requirements finding that properly landscaped development improves the community aesthetic, particularly on community entrances.
 - i. Landscaping to be water-wise installations.
- i. Complete a storm water management plan and provide the plan to the Price City Engineer for review and concurrence and compliance with all storm water management recommendations stemming from the approved plan finding that properly prepared, reviewed and implemented storm water management plans protect the health, safety and welfare of the community.
 - i. Storm water management plan to address a 100 year storm event.
- j. Complete a geotechnical study and evaluation and provide the study to the Price City Engineer for review and concurrence and compliance with all recommendations stemming from the review finding that development consistent with geotechnical reports protect the health, safety and welfare of the community.

Other Requirements:

- k. Provide a file copy of the final transmission system interconnect design to Price City.
- l. Procure a Price City building permit and all construction completed under the auspices of the Price City building permit and inspection finding that properly permitted and inspected development and infrastructure protect the health, safety and welfare of the community.
- m. Complete and comply with all the terms and conditions established in the property purchase agreement between Price City and the Price Chapel finding that the

terms and conditions of the agreement mitigate impacts of the substation development in the immediate vicinity of the development.

- n. No conditions at the property or structures that violate the Price City property maintenance Code finding that properly maintained properties and structures protect area property values and improve the community aesthetic and is consistent with the Price City General Plan.
2. Move to acknowledge that the applicant, applicant's agents and representatives are aware of the conditions of approval, understand the conditions of approval and intend to comply with the conditions of approval.

Fee: _____



CONDITIONAL USE PERMIT APPLICATION

Send all completed and properly signed forms (including attachments as necessary) along with applicable fees to: Price City Community Development Department, P.O. Box 893, 185 East Main, Price, UT 84501. For questions call (435) 636-3184.

Please check one.

☐ **New Business** (Complete boxes 1 through 13 on page 1, and all subsequent pages)

☒ **New Construction/Development** (Check all applicable boxes below and complete entire application)

Plan Phase:

☐ Concept

☒ Preliminary

☐ Final

PLEASE TYPE OR PRINT LEGIBLY.

Applicant Information			
1. Applicant's Name: PRICE CITY		2. Title:	
3. Applicant's Mailing Address: 185 E. MAIN STREET		4. Suite/Apt. No.:	
5. City: PRICE	6. State: UT	7. Zip Code:	
8. County: CARBON		9. Telephone: (435) 637-5010	
Project Information			
10. Name of Project (Business): WEST SIDE SUBSTATION			
11. Address of Proposed Project: 651 W. PRICE RIVER DRIVE			
12. Zone District (see attached zoning map):			
Nature of Proposed Work (Check all applicable items in boxes 13 through 16)			
13. <input type="checkbox"/> Sign <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential	14. <input checked="" type="checkbox"/> Zone Change <input type="checkbox"/> Storm Drainage <input type="checkbox"/> Street Work <input type="checkbox"/> Road Dedication <input type="checkbox"/> Water <input type="checkbox"/> Sewer	15. <input type="checkbox"/> Excavation <input type="checkbox"/> Fill Work <input type="checkbox"/> Building <input type="checkbox"/> Subdivision <input type="checkbox"/> Apartments <input checked="" type="checkbox"/> Electrical	16. <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Annexation <input type="checkbox"/> Flood Plain <input type="checkbox"/> Recreation <input type="checkbox"/> Street Opening <input type="checkbox"/> Demolition
17. Quarter Section(s):	18. Section(s):	19. Township(s):	20. Range(s) & Base:
21. Estimated Cost of Project: a) Site Work \$ _____ b) Buildings \$ _____ c) Other \$ _____ Total \$ _____		22. Electrical Load Sheet: (Attach preliminary and final to application)	
		23. Project Plans: <input checked="" type="checkbox"/> Plans Included <input type="checkbox"/> Attachments (Number) _____	

24. Brief Description of Project:

ACQUIRE A PORTION OF PROPERTY CURRENTLY OWNED BY PRICE CHAPEL. PROPERTY WILL BE LOCATED ON THE NORTH WEST CORNER OF THE PRICE CHAPEL PROPERTY AND BE APPROXIMATELY 160' X 60'.

25. Justification (Explain why this project is needed):

THE PROPERTY WILL BE USED FOR THE CONSTRUCTION OF A SUBSTATION IN ORDER TO BETTER SERVE THE ELECTRICAL NEEDS OF USERS IN THIS AREA

26. Names and Addresses of Adjoining Property Owners, Lessees, Etc.:

NAME	ADDRESS (City, ST, Zip)	TELEPHONE
1. PRICE CHAPEL	611 W PRICE RIVER DR PRICE, UT 84501	(435) 637-5244
2. WENDY'S	687 W PRICE RIVER DR PRICE, UT 84501	(435) 637-8686
3. NATIONAL 9	641 W PRICE RIVER DR PRICE UT 84501	(844) 699-7679
27. Estimated Starting Date: / /	28. Estimated Completion Date: / /	29. Has P.R.W.I.D. Sewer Survey Been Submitted? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Signature of Property Owner

Date

MAYOR PICCOLO

Please Print Name

Title

Office Use Only

Recommendation of Planning and Zoning Administrator (Community Director):

☒ Approve☐ Decline

Comments:

① Need lot size variance

② 11.3.12.2.2 Electricity Substations = C

③ Access easements

Signature:

Date:

7-14-16

Requires:

☒ Building Permit☒ Conditional Use Permit☐ Code Amendment☐ Board of Adjustments Variance☐ Flood Plain Development Permit☒ Other: Interconnect agmt

WEST PRICE ELECTRIC SUBSTATION PARCEL

100 NORTH

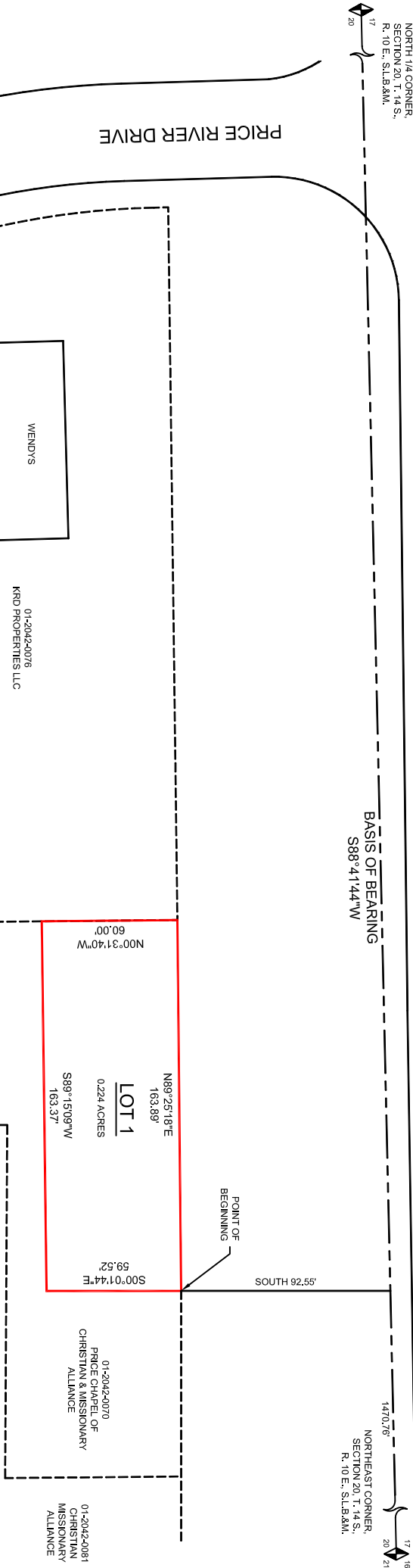
NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO LOCATE AND DIVIDE PARCEL 01-2042-0070 FOR PRICE CITY. THE BASIS OF BEARING USED FOR THIS SURVEY IS SOUTH 88°41'44" WEST BETWEEN THE NORTHEAST CORNER AND THE NORTH QUARTER CORNER OF SECTION 20, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN.

CERTIFICATE OF SURVEY

I, M. CODY WARE, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, CERTIFICATE NO. 4940888 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT I HAVE MADE A SURVEY OF THE TRACT OF GROUND SHOWN AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. IT DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD, NOR IS IT PROOF OF OWNERSHIP.

DATE: _____ M. CODY WARE _____



LOT 1 DESCRIPTION

BEGINNING AT A POINT WHICH LIES ON THE SOUTH RIGHT-OF-WAY OF 100 NORTH, SAID POINT ALSO LIES 1470.76 FEET SOUTH 88°41'44" WEST ALONG SECTION LINE AND 92.56 FEET SOUTH FROM THE NORTHEAST CORNER OF SECTION 20, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 00°01'44" EAST 59.52 FEET; THENCE SOUTH 89°15'09" WEST 163.37 FEET; THENCE NORTH 00°31'40" WEST 60.00 FEET TO SAID SOUTH RIGHT-OF-WAY LINE OF 100 NORTH; THENCE NORTH 89°25'18" EAST 163.89 ALONG SAID RIGHT-OF-WAY TO THE POINT OF BEGINNING. CONTAINS 0.224 ACRES.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS TO BE HEREAFTER KNOWN AS THE:

WEST PRICE ELECTRIC SUBSTATION PARCEL

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 2016.

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF CARBON } S.S.
ON THE _____ DAY OF _____, 2016, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

LEGEND

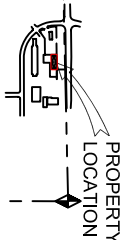
- LOT/PARCEL LINE
- ADJOINING LOT/PARCEL LINE
- SECTION LINE
- FOUND MONUMENT



GRAPHIC SCALE



VICINITY MAP
TOWNSHIP 14 SOUTH, RANGE 10 EAST, S.L.B.&M.



PLANNING DEPARTMENT	CITY COUNCIL	APPROVAL AS TO FORM	ENGINEER'S CERTIFICATE	RECORDED #
APPROVED THIS _____ DAY OF _____ 2016	PRESENTED TO THE CITY COUNCIL THIS _____ DAY OF _____ 2016, AT WHICH TIME THIS PLAT WAS APPROVED AND ACCEPTED.	APPROVED THIS _____ DAY OF _____ 2016	I HEREBY CERTIFY THAT THE OFFICE HAS EXAMINED THE PLAT AND IT IS CORRECT IN ACCORDANCE WITH THE STATUTES ON FILE IN THIS OFFICE.	STATE OF UTAH, COUNTY OF CARBON, RECORDED AND FILED AT THE REQUEST OF: _____ DATE _____ TIME _____ BOOK _____ PAGE _____ COUNTY RECORDER
NICK TATTON	MAYOR	CITY ATTORNEY	CITY ENGINEER	FEE \$ _____

WARE SURVEYING, L.L.C.

1344 North 1000 West
P.O. Box 94001
Salt Lake City, UT 84101

ACKNOWLEDGEMENT AGREEMENT FOR CONDITIONS OF LAND USE AS REQUIRED BY THE PRICE CITY PLANNING AND ZONING DEPARTMENT AND AS AGREED TO BY THE LAND USE APPLICANT FOR LAND SUBDIVISION & DEVELOPMENT OF AN ELECTRIC SUBSTATION AT 651 WEST PRICE RIVER DRIVE WITHIN THE COMMERCIAL 1 ZONING DISTRICT.

Purpose: the purpose of this agreement is to establish the terms and conditions of an agreement between Price City and **BRET CAMMANS**, regarding the conditions of land use associated with Price City Land Use Management and Development Code (Code) as it is associated with **WEST PRICE SUBSTATION, BRET CAMMANS**.

Parties: this agreement is made by and between Price City (City), 185 East Main Street, Price, Utah 84501 and **BRET CAMMANS**, (Applicant), for the property located at **651 WEST PRICE RIVER DRIVE**.

Term: the term of this agreement commences on **July 26th, 2016** and will perpetually run with the land unless terminated based on a change of use or other performance or compliance factors as outlined in the Price City Land Use Management and Development Code (Code). This contract is further subject to compliance with all Code requirements and other state, federal or local permitting.

The parties identified above hereby agree to the following:

Applicant Shall:

Land Subdivision:

- Apply for and obtain a variance for the land subdivision finding that the subdivided parcel does not meet the minimum lot size in the C-1 zoning district nor does the remaining parcel meet the minimum lot size in the C-1 zoning district.
- Survey and provide easements for infrastructure access as necessary and as identified by the Price City Electric Department and/or Price City Engineer finding that secured public infrastructure access is necessary for maintenance and operation of the public infrastructure.
- Record with the Carbon County Recorder a valid and approved land subdivision plat within sixty (60) days of this approval finding that properly surveyed, platted and recorded land subdivision records prevent misunderstands in the official records.

Site Development:

- Install substation exterior lighting and security lighting to mitigate unauthorized access and activity at the site finding that well-lit infrastructure locations mitigate unauthorized access and activity.
 - All lighting to be high efficiency LED fixtures.
- Install security fencing to enclose substation of a sufficient height to mitigate unauthorized access and activity finding that security fencing serves to mitigate unauthorized access and activity.
- Perimeter fencing authorized up to a height of eight feet (8'), subject to engineering and inspection.
- Utility connections from the area transmission system connected to the substation compliant with all electric code requirements and prudent utility practices finding that properly connected substations protect the health, safety and welfare of the community.
- Install identification signage and high voltage safety signage at the location in sizes and locations compliant with Chapter 4 of the Code finding that properly identified infrastructure prevents misunderstandings and protects the health, safety and welfare of the community.
- Install a minimum of five percent (5%) landscaping at the development site consistent with code requirements finding that properly landscaped development improves the community aesthetic, particularly on community entrances.
 - Landscaping to be water-wise installations.
- Complete a storm water management plan and provide the plan to the Price City Engineer for review and concurrence and compliance with all storm water management recommendations stemming from the approved plan finding that properly prepared, reviewed and implemented storm water management plans protect the health, safety and welfare of the community.
 - Storm water management plan to address a 100 year storm event.
- Complete a geotechnical study and evaluation and provide the study to the Price City Engineer for review and concurrence and compliance with all recommendations stemming from the review finding that development consistent with geotechnical reports protect the health, safety and welfare of the community.

Other Requirements:

- Provide a file copy of the final transmission system interconnect design to Price City.
- Procure a Price City building permit and all construction completed under the auspices of the Price City building permit and inspection finding that properly permitted and inspected development and infrastructure protect the health, safety and welfare of the community.
- Complete and comply with all the terms and conditions established in the property purchase agreement between Price City and the Price Chapel finding that the terms and conditions of the agreement mitigate impacts of the substation development in the immediate vicinity of the development.
- No conditions at the property or structures that violate the Price City Property Maintenance Code finding that properly maintained properties and structures protect property values and improve the community aesthetic and is consistent with the Price City General Plan.

Price City Shall:

- Authorize the land use contemplated herein and under the terms and conditions set forth as indicated in the Code.

SIGNED THIS ____ DAY OF _____, 20____.

Price City

Applicant:

By Robert Oliver, Chair

BRET CAMMANS

ATTEST:

Sherrie Gordon, City Recorder

